BK 2959

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE

For and in consideration of the sum of FOURTEEN THOUSAND THREE HUNDRED AND NO/100 ------ ---------- ($14,300.00) ----------

Cash in hand paid by David P. Wrenne and wife, Patricia B. Wrenne, the receipt of which is hereby acknowledged,

SHERIDAN CONSTRUCTION COMPANY, a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee,

has ~~have~~ bargained and sold, and by these presents do/transfer unto

DAVID P. WRENNE AND WIFE, PATRICIA B. WRENNE

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 489 on the Map of Charlotte Park, Section V, as of record in Book 2663, pages 111 and 112, Register's Office for said County, more particularly described as follows:

Said Lot No. 489 fronts 86.0 feet on the northerly side of Henry Ford Drive, and extends back 133.8 feet on the westerly line and 129.5 feet on the easterly line, to a broken line in the rear on which it measures 98.6 feet.

Being the same property conveyed to Sheridan Construction Company by deed from Consolidated Developments, Inc., of record in Book 2884, page 9, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David P. Wrenne and wife, Patricia B. Wrenne their heirs and assigns, forever

And it does ~~its~~ covenant with the said David P. Wrenne and wife, Patricia B. Wrenne that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And does Sheridan Construction Company further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said David P. Wrenne and wife, Patricia B. Wrenne their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Sheridan Construction Company, a corporation aforesaid, has caused ~~Witness my hand~~ this instrument to be executed by its duly authorized officer this 4th day of Sept., 1959.

SHERIDAN CONSTRUCTION COMPANY

By Gerald E. Sheridan
Gerald E. Sheridan, President

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